

Floor Plan



TOTAL FLOOR AREA: 2323 sq.ft. (215.8 sq.m.) approx.



The historic market town of Knaresborough is approx. 2 miles and has many everyday facilities including shops, schools, sports facilities, public houses, restaurants and churches. The sophisticated town of Harrogate is approx. 5 miles and the historic city of York is 19 miles, providing excellent shopping, recreational and business facilities. There are many popular dining destinations within the area inclusive of the newly refurbished and reputable General Tarleton Hotel & Restaurant, locally known as the GT. A selection of Ofsted-rated 'Good' and 'Outstanding' schools within easy reach in Knaresborough and Harrogate. The thriving financial centre of Leeds is approx. 20 miles. The A1 (M) is approx. 6 miles away. The train station at Knaresborough offers frequent services to connect with the main line stations at Leeds and York providing regular services to London Kings Cross and Edinburgh. Leeds Bradford International Airport is approx. 17 miles.

Agents Notes

We do not set out to avoid our civil and criminal liabilities by using clever use of word or photography however it is not always possible for us to guarantee that everything in our sales material is accurate. We strongly recommend that prospective purchasers seek their own professional advice. No responsibility can be accepted for any expenses incurred by intending Purchasers. We do not check or guarantee the condition of appliances, services or equipment. Equally any verbal statement from our staff forms no point of a contract. If you require written confirmation on any point we will gladly assist.



£725,000

Poachers Cottage, The Woodlands Farnham Lane, Farnham, North Yorkshire, HG5 9JS

4 Bedroom House - semi-detached

Poachers Cottage forms part of a prestigious high-quality and exclusive development. Each property is built from natural stone, complimented by hand crafted stone heads, blue slate roof, timber sash windows and hard wood sills. The development is located in the highly popular, picturesque and sought-after village of Farnham which lies in a Conservation Area and a Site of Importance for Nature Conservation

**HOPKINSONS**  
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## Description

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The Woodlands is a stunning new-build exclusive development in a private location. Drawing from the stunning surroundings and traditional village landscape, Charles Austin Homes have created properties that complement their natural environment. Internally the finish and layout has been carefully designed combining traditional and contemporary features to reflect a modern lifestyle. The Woodlands offers new-build homes finished to exacting standards and offering the highest quality fixture and fittings we have seen on a development.

Charles Austin Homes is a family developer who have built a strong reputation for building luxury homes in idyllic village locations. Charles Austin Homes are committed to creating high-end developments that sit in perfect harmony with their surroundings with aesthetic appearance and build quality being key components.

### Poachers Cottage

Beautifully appointed four bedroom semi-detached cottage built by reputable and quality local builders; scheduled for completion towards the end of Spring.

Through the front door there is a welcoming hallway with large downstairs cloakroom; toilet and wash basin, separate utility room. To the front of the property is a stunning sitting room with feature fire place and log burner. To the rear is the heart of the property with an open plan living kitchen with orangery overlooking the garden. On the first floor are four good sized bedrooms, with the master bedroom having an en-suite and a separate luxurious house bathroom. Externally the cottage benefits from a private garden that runs down the side of the property and to the rear, garage with electric door, car charging point and a parking space.

### Specification

- \* 10 year structural warranty provided by Global Home Warranties
- \* Natural stone construction
- \* Gas fired central heating
- \* Fibre telecoms and media
- \* Sandstone fire surround shaped and cut locally
- \* 6kw Chesney log burning stove (matt black)
- \* Ground floor hot water underfloor heating
- \* Smart controlled thermostats

### Kitchen

- \* Open plan, locally crafted bespoke in frame kitchens
- \* Granite work tops
- \* Range cooker with induction hob
- \* Wine fridge
- \* American fridge freezer

### Utility Room

- \* Bespoke cabinets with granite worktops

### Bathroom

- \* High end natural stone and porcelain products
- \* Clever LED lighting features
- \* Walk in wet room style showers

### General

- \* Hand crafted staircases
- \* Alarm with PIR motion sensors
- \* Outdoor lighting and security lighting

### Garage

- \* Electrically operated door
- \* Car charging point, plug sockets and lighting

